

OFFERS IN EXCESS OF

£350,000

145 Lower Drayton Lane

Portsmouth, PO6 2LB

PROPERTY SUMMARY

Located only a stone's throw from Drayton Park and within easy access of local schools and shops, you will find this three bedrooms semi detached family home located on Lower Drayton Lane. The accommodation consists of a lounge, an open plan kitchen/diner and a downstairs WC. Ascending the stairs to the first floor you will find a modern family bathroom and three bedrooms of which the master bedroom boasts ensuite facilities. Externally there is a well maintained southerly facing rear garden which has a gate providing rear access to the off road parking for the property. Other benefits include gas central heating and double glazing, to arrange your viewing contact our Drayton Office today!

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FRONT DOOR TO PROPERTY

HALLWAY

WC 5' 11" x 3' 0" (1.8m x 0.91m)

LOUNGE 16' 6 max" x 12' 2 max" (5.03m x 3.71m)

KITCHEN/DINER 15' 4" x 11' 6" (4.67m x 3.51m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 2 max" x 11' 5 max" (3.71m x 3.48m) Door to ensuite.

ENSUITE 8' 8" x 5' 2" (2.64m x 1.57m)

BEDROOM TWO 10' 3" x 9' 1" (3.12m x 2.77m)

BEDROOM THREE 10' 3" x 5' 11" (3.12m x 1.8m)

FAMILY BATHROOM 6' 2" x 5' 8" (1.88m x 1.73m)

REAR GARDEN Partly laid to lawn and patioed, garden shed, gate providing rear access to off road parking.

Please be aware that there is an estate maintenance charge payable for this property. Please ask for further details.

GROUND FLOOR

1ST FLOOR



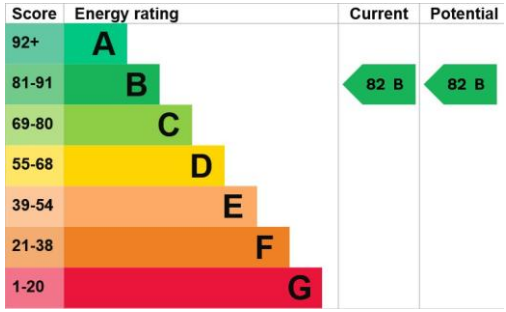
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Jeffries & Dibbens estate and letting agents

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